

MISCELLANEOUS NOTES

- (MN1) DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED BEARING AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT.
- (MN2) THE BASIS OF BEARINGS FOR THIS SURVEY IS N90°00'00"E AS THE SOUTH LINE OF BLOCK SIX (6), MUMAW'S ADDITION, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AS EVIDENCED BY MONUMENTS FOUND.
- (MN3) THE EXTERIOR FOOTPRINT OF THE BUILDING AT GROUND LEVEL CONTAINS 29,300 SQ. FT, WITH A STREET ADDRESS OF 223 EAST 14TH STREET.
- (MN4) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVE A ZONE DESIGNATION "C-0" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 0010 B WITH A DATE IDENTIFICATION OF AUGUST 17, 1981, FOR COMMUNITY NUMBER 31001, ADAMS COUNTY, STATE OF NEBRASKA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- (MN5) DIMENSIONS ARE TO THE OUTSIDE EDGE OF BUILDING.
- (MN6) THE BUILDINGS DO NOT LIE ON OR ACROSS ANY EASEMENTS.
- (MN7) THERE ARE 2 HANDICAP PARKING STALLS AND 97 REGULAR PARKING STALLS
- (MN8) FRONT YARD SET BACK REQUIREMENTS 25 FEET. SIDE YARD SET BACK REQUIREMENTS SHALL BE AT LEAST 20% OF THE WIDTH OF LOT, HOWEVER IT SHALL NOT BE LESS THAN 15 FEET AND NEED NOT BE MORE THAN 50 FEET. REAR YARD SET BACK REQUIREMENTS SHALL BE AT LEAST 20% OF LOT DEPTH BUT NEED NOT BE MORE THAN 35 FEET.
- (MN9) ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REAS") HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY. THE LIMITS ON ANY REAS OF OFFSITE APPURTENANT AND BENEFICIAL EASEMENTS TO THE LAND SUBJECT TO THE SURVEY ARE REPORTED, INCLUDING THE LOCATION OF ALL BUILDINGS, PARKING SPACES, AND OTHER IMPROVEMENTS ON THOSE LANDS.
- (MN10) THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED.
- (MN11) THE ZONING CLASSIFICATION IS C-0, COMMERCIAL OFFICE NON-RETAIL DISTRICT. PERMITTED USES: SINGLE-FAMILY DWELING, HOTELS AND MOTELS, BOARDING AND ROOMING HOUSES, PRIVATE CLUBS AND LOBBIES, PUBLIC, PRIVATE AND PAROCHIAL ELEMENTARY SCHOOLS AND JUNIOR HIGH OR MIDDLE SCHOOLS, INCLUDING NURSERIES, KINDERGARTENS PRESCHOOLS, HIGH SCHOOLS, PUBLIC PARKS, PLAY GROUNDS AND PLAY FIELDS, PUBLIC LIBRARIES AND MUSEUMS, CHILD CARE FACILITIES, OFFICES OF PHYSICIANS, SURGEONS, DENTISTS, OSTEOPATHS, CHIROPRACTORS, ACCOUNTING, AUDITING AND BOOKKEEPING SERVICES, ENGINEERING, SURVEYING, AND ARCHITECTURAL SERVICES, ATTORNEYS AND LEGAL SERVICES, REAL ESTATE SERVICES, BROKERAGE SERVICES, INSURANCE SERVICES, PHOTOGRAPHY STUDIO, MORTUARIES, BANKS, FRATERNITY AND SORORITY HOUSES, HOSPITALS, NURSING HOMES, RETAIL OUTLETS FOR MEDICAL EQUIPMENT, PHARMACIES, OPTICIANS, AUDIOLOGY, MEDICAL SUPPLIES, BEAUTY AND BARBER SHOPS.

NOTES CORRESPONDING TO SCHEDULE B

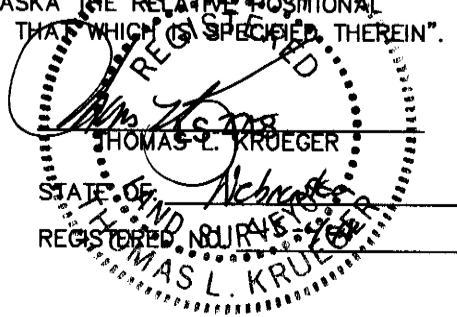
- 9 Ordinance No. 2754 of the City of Hastings dated November 24, 1980 and filed December 30, 1980 as Inst. No. 803418. (Blocks 6 & 7 Mumaw's Addition and Block 1, Academy Addition)
- 10 Ordinance No. 3325 of the City of Hastings dated May 24, 1993 and filed June 22, 1993 as Inst. No. 932477. (Block 7, Mumaw's Addition)
- 11 Easements and restrictions contained in the Plat and Dedication filed May 21, 1886 in Book 26, Page 417. (Block 6, Mumaw's Addition) None
- 12 Articles of Incorporation filed February 24, 1956 in Book 27, Page 648. (Block 6, Mumaw's Addition) None
- 13 Easements and restrictions contained in the Plat and Dedication filed May 6, 1910, in Book 83, Page 109. (Block 1, Academy Addition) None
- 14 Redevelopment Contract between Community Redevelopment Authority of the City of Hastings, Nebraska and Burlington Center Limited Partnership, a Nebraska Limited Partnership, Thomas J. Lauvetz, General Partner, dated May 21, 2001 and filed May 22, 2001 as Inst. No. 20012315.
- 15 Reservations, restrictions and conditions set forth in the Warranty Deed dated September 29, 2000 and filed January 16, 2001 as Inst. No. 20010214.
- 16 Rights, reservations and conditions contained in Easement Agreement between Capital Group, Inc., a Nebraska Corporation, and Thomas J. Lauvetz, a married person, dated October 4, 1993 and filed October 6, 1993 as Inst. No. 934295.
- 17 Easements and restrictions contained in the Plat and Dedication of Crosier Park Pharmacy Subdivision, filed March 2, 2005 as Inst. No. 20050915. None
- 18 Lease Agreement entered into by Crosier Park, L.L.C., a Nebraska limited liability company, (Leasor) and SPK Properties, L.L.C. d/b/a the Crosier Park Pharmacy, (Lessee), dated December 20, 2004 and to be filed in the office of the Register of Deeds of Adams County, Nebraska.

SURVEYOR'S CERTIFICATION

TO
TALAN PROPERTIES, L.L.C.
CHARTER TITLE & ESCROW SERVICE INC.
MILLER, CANFIELD, PADDOCK AND STONE, P.L.C.

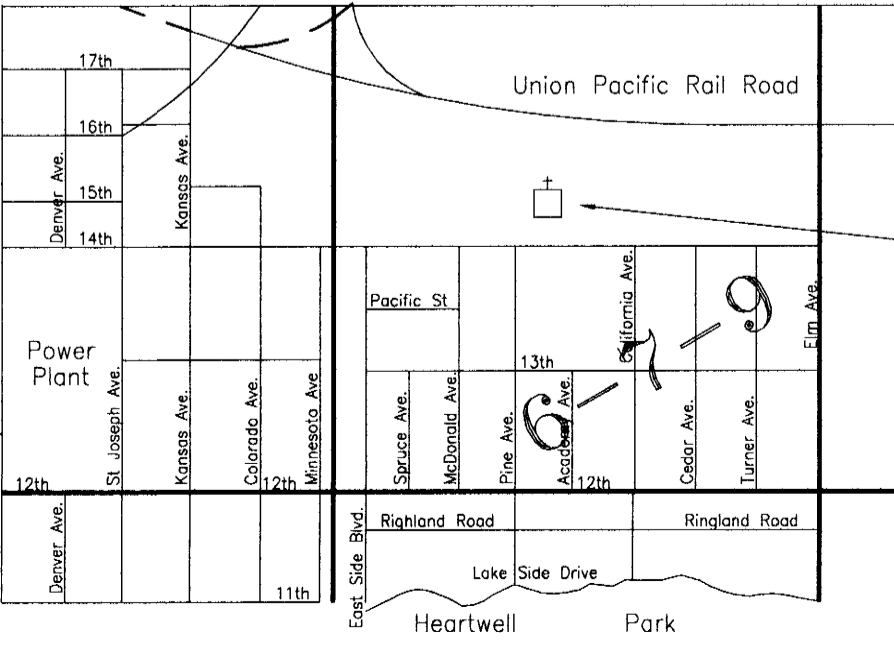
THE UNDERSIGNED HEREBY CERTIFY, AS OF DECEMBER 14, 2006, TO TALAN PROPERTIES, L.L.C., MILLER, CANFIELD, PADDOCK AND STONE, P.L.C. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO CHARTER TITLE & ESCROW SERVICES INC. AND MILLER, CANFIELD, PADDOCK AND STONE, P.L.C., I HEREBY CERTIFY THAT SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(B), 13, 16, 17 AND 18 OF TABLE A. THEREOF AND TO THE EXTENT POSSIBLE, SHOWS THE LOCATION OF ALL SETBACK LINES LISTED PURSUANT TO ITEM 6 OF TABLE A. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEBRASKA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN."

DATE: 2/6/07
SURVEY RECORD REPOSITORY
RECEIVED
FEB 06 2007
\$ 250
County ADAMS



DATE	12/14/06	DRAWN BY	JM
PROJECT NO.	330SU319	BILLING GROUP	001
SCALE	1"=60'		
FIELD BOOK	HASTINGS #46		
FILE NAME	330SU319C.DWG		
REVISION			
REVISION			
REVISION			
REVIEW BY	TK		
REVIEW DATE			
SHEET	1		

SITE LOCATION



LEGAL DESCRIPTION

All of Block One (1), EXCEPT the West 12.00 feet thereof, Academy Addition, and vacated Pine Avenue; All of Block Six (6) Mumaw's Addition and vacated California Avenue; All of Block Seven (7) Mumaw's Addition, EXCEPT Lots One (1) and Two (2) Crosier Park Pharmacy Subdivision, a Replat of part of Block Seven (7), Mumaw's Addition and vacated California Avenue, EXCEPT Sullivan's Subdivision, the west 150.00 feet of the east 165.00 feet, and the east 33.00 feet, all in the City of Hastings, Adams County, Nebraska more particularly described as follows:
Commencing at the Southeast corner of Hoback's Subdivision and Place of Beginning, thence N90°00'00"E (assumed bearing) along the north line of 14th Street a distance of 954.06 feet, thence N00°30'59"E a distance of 150.00 feet, thence N90°00'00"E a distance of 150.00 feet, thence N00°32'57"E a distance of 467.56 feet, thence S90°00'00"W along the center line of vacated 16th Street a distance of 1103.99 feet, thence S00°32'05"W a distance of 627.04 feet to the Place of Beginning containing 15.34 acres.

- CABLE TV RISER
- BARRICADE
- CONCRETE
- OVERHEAD ELECTRIC
- FENCE
- GAS LINE
- GAS METER
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE TV
- FOUND PROPERTY CORNER
- MANHOLE
- FIRE HYDRANT
- WATER MAIN
- ELECTRIC PEDESTAL
- WELL
- SPRINKLER VALVE
- WATER VALVE
- GUY WIRE
- AIR CONDITIONER UNIT
- POWER POLE
- CURB STOP
- YARD HYDRANT
- LIGHT POLE
- GUY POLE
- SIGN
- SEWER CLEANOUT
- RECORD DISTANCE
- MEASURED DISTANCE

ALTA/ACSM SURVEY

CROSIER PARK
HASTINGS, NEBRASKA

JEO Consulting Group, Inc.
402/462/5657 5210 W. HWY 6 HASTINGS, NEBRASKA 68901